

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that LEON A & MCKENZIE

Located At 11 SUMMIT

Job ID: 2011-07-1759-ALTR

CBL: 380A- D-014-001

has permission to build a 16 by 31.5 foot addition (Single Family Residence).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

06/19/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
 2. Foundation wall prior to backfill
 3. Close In Elec/Plmb/Frame prior to insulate or gypsum
 4. Insulation prior to close-in
 5. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2011-07-1759-ALTR

Located At: 11 SUMMIT

CBL: 380A- D-014-001

Conditions of Approval:

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system is recommended but not required based on the following:
 - a. Plans indicate the addition will not exceed 50% of the total completed structure.
3. All smoke detectors and smoke alarms shall be photoelectric.
4. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
3. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
4. There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.
5. Submit specifications for Engineered Beams, and floor Trusses prior to construction.
6. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
7. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
8. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
9. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).Note: Mechanical or natural ventilation is required in the bathroom.

10. See attached documentation for bathroom fixtures clearance and headroom requirements, and safety glazing requirements.
11. Note: Contractor stated that the proposed addition will be for light storage only "not habitable space" accessed via a 22 by 30 inch opening. The roof system is Engineered Trusses.

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-07-1759-ALTR	Date Applied: 7/20/2011	CBL: 380 - A - D - 014 - 001 - - - - -	
Location of Construction: 11 SUMMIT PARK AVE	Owner Name: LEON A & VALERIE MCKENZIE	Owner Address: 11 SUMMIT PARK AVE PORTLAND, ME 04103	Phone: 207-797-2159
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - Single family - build 1 1/2 story 16' x 31.5 addition on the rear	Cost of Work: 50000.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB (MURBEC)
		Signature: <i>[Signature]</i> - (58)	Signature: <i>[Signature]</i>
Proposed Project Description: Addition for Kitchen, bath & Bedroom		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions</i> <i>7/29/11 ASU</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ASU</i>
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON



R-3

2011-07-1759

General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>11 Summit Park Ave Portland ME 04103</u>		
Total Square Footage of Proposed Structure <u>16 X 32 = 512.0'</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>380</u> Block# <u>AD</u> Lot# <u>14</u>	Owner: <u>Leon & Valerie mckenzie</u>	Telephone: <u>797-2159</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Leon & Valerie mckenzie</u> <u>11 Summit Park Ave</u> <u>Portland ME 04103</u>	Cost Of Work: \$ <u>50,000.00</u> Fee: \$ _____ C of O Fee: \$ <u>520</u>
Current Specific use: <u>Home we are living there</u> If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>Kitchen Bathroom and bed room extention on existing house. 16'x31.5'</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Leon & Valerie mckenzie</u> Mailing address: <u>11 Summit Park Ave</u> <u>Portland ME 04103</u> Phone: <u>797-2159</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Valerie McKenzie</u>	Date: <u>8-2-2010</u>
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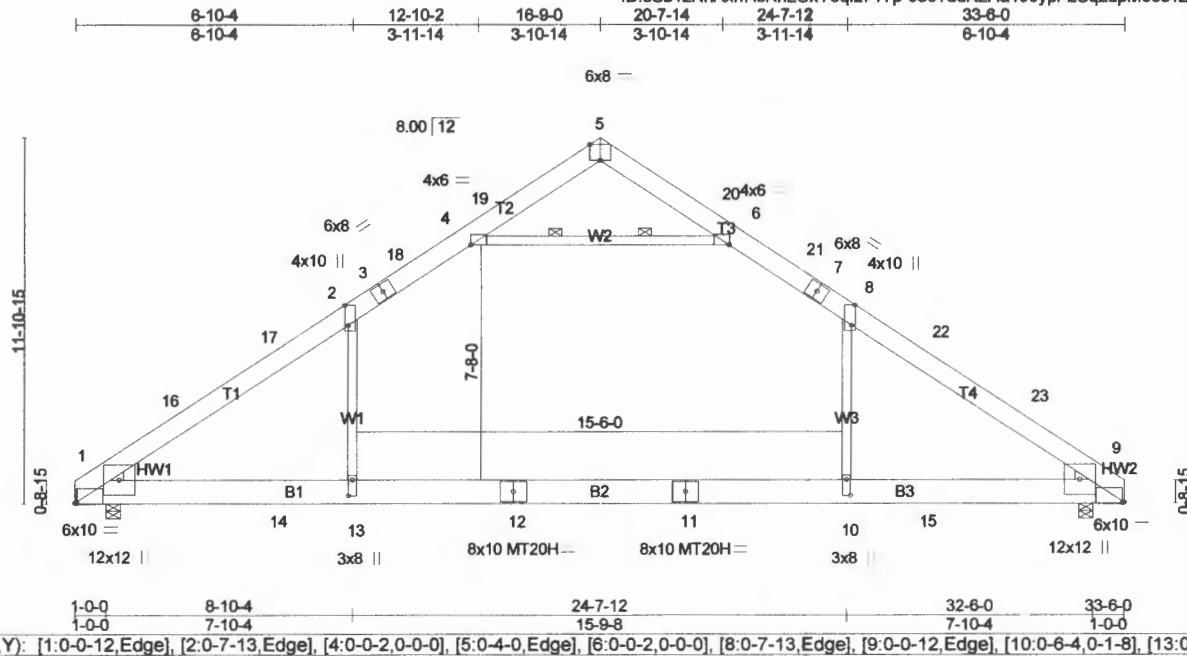
This is not a permit; you may not commence ANY work until the permit is issued.

RECEIVED
JUL 20 2011
Dept. of Building Inspections
City of Portland Maine

Job 639023	Truss 001	Truss Type ATTIC	Qty 1	Ply 1	Job Reference (optional)
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Boise Structural Solutions, Biddeford, ME 04005

7,340 s Feb 24 2012 MiTek Industries, Inc. Mon Jun 18 12:00:26 2012 Page 1
ID:sSb1zNhAxh7lsKhL0xY6qfz71Tp-9o0?ddNzHa199ypF2Sq2upM06s1ZEyEOU7n9Hrz53nZ



LOADING (psf)	SPACING	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 60.0 (Roof Snow=60.0)	2-0-0 Plates Increase 1.15 Lumber Increase 1.15	TC 0.70 BC 0.50 WB 0.71 (Matrix)	Vert(LL) -0.71 10-13 Vert(TL) -1.18 10-13 Horz(TL) 0.06 9 Attic -0.36 10-13	>561 >335 n/a 524	240 180 n/a 360		MT20 MT20H Weight: 279 lb	169/123 187/143 FT = 0%
TCDL 10.0	Code IBC2009/TPI2007							
BCLL 0.0 *								
BCDL 10.0								

LUMBER
 TOP CHORD 2x8 SYP M 23
 BOT CHORD 2x10 SYP M 23
 WEBS 2x4 SPF-S No.2 *Except*
 W2: 2x4 SPF 2100F 1.8E

WEDGE
 Left: 2x4 SPF-S No.2, Right: 2x4 SPF-S No.2

BRACING
 TOP CHORD Structural wood sheathing directly applied or 3-7-2 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
 WEBS 2 Rows at 1/3 pts 4-6

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 1=2913/0-5-8 (min. 0-2-7), 9=2913/0-5-8 (min. 0-2-7)
 Max Horz 1=-668(LC 7)
 Max Uplift 1=-498(LC 9), 9=-498(LC 10)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 1-16=-4407/598, 16-17=-4005/610, 2-17=-3926/628, 2-3=-3204/764, 3-18=-3139/779,
 4-18=-2987/797, 4-19=-71776, 5-19=-0/835, 5-20=-1/835, 6-20=-8/776, 6-21=-2987/797,
 7-21=-3139/779, 7-8=-3204/764, 8-22=-3926/628, 22-23=-4005/610, 9-23=-4407/598
 BOT CHORD 1-14=-257/3213, 13-14=-257/3213, 12-13=-256/3218, 11-12=-256/3218, 10-11=-256/3218,
 10-15=-257/3213, 9-15=-257/3213
 WEBS 4-6=-4216/898, 2-13=-65/1454, 8-10=-65/1454

NOTES (15)

- 1) Wind: ASCE 7-05; 120mph; TCDL=6.0psf; BCDL=6.0psf; h=35ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) 0-2-12 to 3-6-15, Interior(1) 3-6-15 to 13-4-13, Exterior(2) 13-4-13 to 16-9-0, Interior(1) 20-1-3 to 29-11-1 zone; cantilever left and right exposed ;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 2) TCLL: ASCE 7-05; Pf=60.0 psf (flat roof snow); Category II; Exp C; Partially Exp.; Ct=1.1
- 3) Unbalanced snow loads have been considered for this design.
- 4) This truss has been designed for basic load combinations, which include cases with reductions for multiple concurrent live loads.
- 5) All plates are MT20 plates unless otherwise indicated.
- 6) The solid section of the plate is required to be placed over the splice line at joint(s) 12, 11.
- 7) Plate(s) at joint(s) 12 and 11 checked for a plus or minus 2 degree rotation about its center.
- 8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 9) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
- 10) Ceiling dead load (5.0 psf) on member(s). 2-4, 6-8, 4-6; Wall dead load (5.0psf) on member(s).2-13, 8-10
- 11) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 10-13
- 12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) 1=498, 9=498.
- 13) This truss is designed in accordance with the 2009 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- 14) Attic room checked for L/360 deflection.
- 15) Drawing prepared exclusively for manufacturing by Boise Structural Solutions

Continued on page 2

RECEIVED
JUN 19 2012
 Dept. of Building Inspection
 City of Portland Maine

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
639023	001	ATTIC	1	1	

Boise Structural Solutions, Biddeford, ME 04005

7.340 s Feb 24 2012 MiTek Industries, Inc. Mon Jun 18 12:00:27 2012 Page 2
ID:sSb1zNhAxb71sKhLOxY6qfz71Tp-d_aNrzOc2u90n6ORc9LHR1vBsFMoyPUXjnWjpHz53nY

LOAD CASE(S) Standard

Jonathan Rioux - Re: Fwd: Dave Johnson - Attic Truss

From: "davjul17las@aol.com" <davjul17las@aol.com>
To: "Jonathan Rioux" <JRIOUX@portlandmaine.gov>
Date: 6/19/2012 3:10 PM
Subject: Re: Fwd: Dave Johnson - Attic Truss

That's a yes on everything

Dave johnson *Sent from my Verizon Wireless Droid*

-----Original message-----

From: Jonathan Rioux <JRIOUX@portlandmaine.gov>
To: Dave Johnson <davjul17las@aol.com>
Sent: Tue, Jun 19, 2012 19:08:38 GMT+00:00
Subject: Re: Fwd: Dave Johnson - Attic Truss

Dave,

Are the overall height & dimensions staying the same with the truss design? Is the sheathing 5/8 inch with Asphalt? JGR.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> Dave Johnson <davjul17las@aol.com> 6/18/2012 5:14 PM >>>



Dave Johnson
Dave Johnson Building / Remodeling Inc.
17 Laskey Rd.
Windham, Me 04062
207-892-0497
djohnsonbuilder.com

-----Original Message-----

From: Mark Whitney <mwhitney@eldredgelumber.com>

To: Dave Johnson <davjul17las@aol.com>

Sent: Mon, Jun 18, 2012 3:18 pm

Subject: Fwd: Dave Johnson - Attic Truss

Mark Whitney

Eldredge Lumber

mwhitney@eldredgelumber.com

Cell 207-337-2000

Begin forwarded message:

From: <ChipperRoberts@BoiseBuilding.com>

Date: June 18, 2012 12:02:16 PM EDT

To: <mwhitney@eldredgelumber.com>

Cc: <bpelchat@eldredgelumber.com>

Subject: Dave Johnson - Attic Truss

Good afternoon! Here is that truss design. When you know quantities let me know and I will price. I assumed cantilever to get the height over the wall. Please advise.

Thanks!

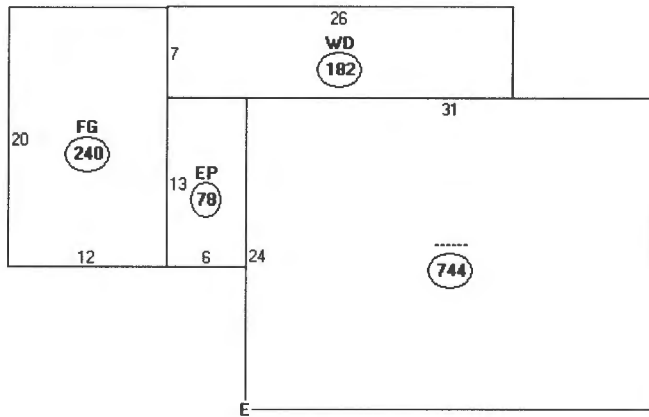
Chipper Roberts

Boise Structural Solutions

1-877-291-5276

Extension 2751

Fax – 877-782-0999



Descriptor/Area

- A: -----
744 sqft
- B: EP
78 sqft
- C: FG
240 sqft
- D: WD
182 sqft
- E: RS1
112 sqft



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

7.20 2011

Received from McKenzie

Location of Work 62 Riverside // Summit

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 500

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 390A D 14

Check #: 3754 Total Collected \$ 500

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: S. J. D.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	$8 \sqrt{\frac{12}{12}} \ 2 \times 10'' \ e \ 16'' \ o.c.$ $2 \times 6'' \ e \ 16'' \ o.c. - \text{Collar Ties}$	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof: 5/8" / Wall: 7/16" / Floor: 3/4"	Okay
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309) Living Space ? (Above or beside)	→	Maintain Fire Separation
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	Existing	
Emergency Escape and Rescue Openings (Section R310)	"Egress" window in Bedroom	
Roof Covering (Chapter 9)	> 5 yr Asphalt	
Safety Glazing (Section R308)		
Attic Access (Section R807)	Stairs to attic	
Chimney Clearances/Fire Blocking (Chap. 10)	Existing chimney	
Header Schedule (Section 502.5(1) & (2))	(3) 2 x 10" w/ 1/2 o.s.B	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Wall: R-19 Ceiling: 18 inch	

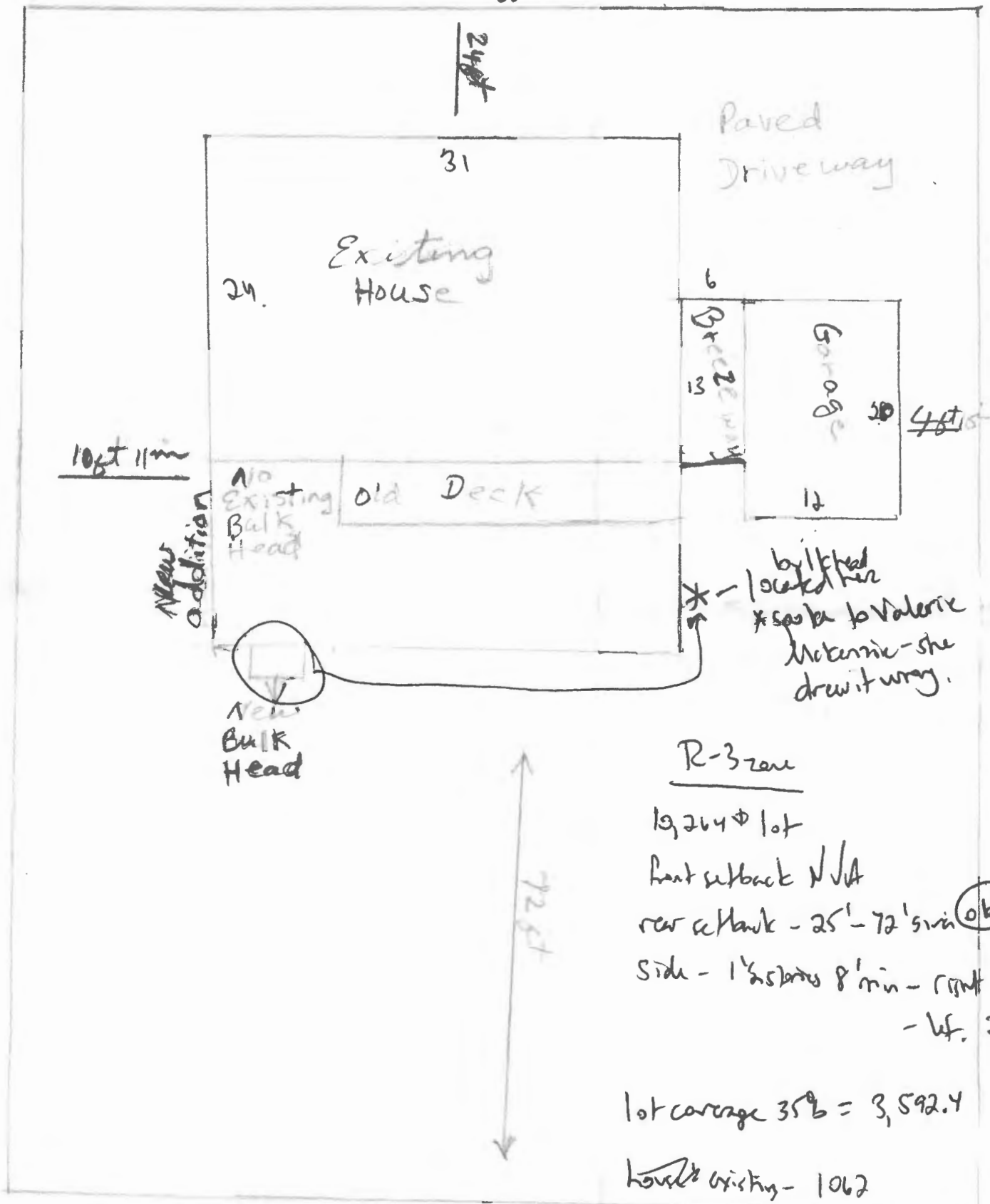
Type of Heating System		
Means of Egress (Sec R311 & R312) Basement	Bulkhead	okay
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	Existing	
Width (Section R311.5.1)		
Headroom (Section R311.5.2)		
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC – 2009 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	N/A	

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	8" x 1'-4" Footing (key way) w/ 8" Wall / pinned to 4" slab existing	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	6mil Poly / 4" Perm. Pipe	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" Bolts 12"	
Lally Column Type (Section R407)	N/A	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2x6" P.T	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	10" Floor Truss @ 16" o.c. 2 x 10" Joist @ Perimeter	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	10" Floor Truss @ 16" o.c. w/ 2 x 10" Joist @ Perimeter	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2 x 6 Ceiling Joist @ 16" o.c.	

Leon + Valerie McKenzie
 11 Summit Park Ave Portland
 ME 04103 phone 797-2159

Summit Park Ave (road)

60



R-3 zone

19,264 sq ft lot

front setback N/A

rear setback - 25' - 72' 5" min (ok)

side - 1' 2" setback 8' min - front 10' 10"

- Wf. 22'

lot coverage 35% = 3,592.4

house existing - 1062

bulkhead - 8504 addition

1572 + 8126 (ok)